

**TOWN OF AMENIA
PLANNING BOARD
THURSDAY, JUNE 1, 2006**

PRESENT: Chairman George Fenn
Tony Robustelli
Gina Mignola
Eliot Soroka
Michael Hayes

ABSENT: William Flood
Jay Dedrick
James Walsh

The meeting was opened by Chairman George Fenn at 7:08 P.M.

PUBLIC HEARING:

MAPLEBROOK SCHOOL – 2 LOT SUB-DIVISION, CASCADE ROAD, AMENIA, NY AND
SITE PLAN – 5142 ROUTE 22, AMENIA, NY

On the property, the greenhouse and another house would be taken down, as they would be too close to the boundary. However, if the Amenia Fire Company does not purchase the land, then another buyer would be interested in keeping the greenhouse. If this were the case then Maplebrook would have to return for a variance. There were no comments from the public. No action will be taken until it is clear who will purchase the property.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

LOUGHLIN SUBDIVISION – 2 LOT SUB-DIVISION, LOUGHLIN WAY, WASSAIC, NY -

Mr. Joseph Loughlin presented a letter from the County to approve the site for the driveway. (Letter on file). However, the driveway due to the topography and soil conditions may cause drainage and sediment erosion problems. Therefore, the applicant must provide a report and plan to DCDPW about the proposed driveway. This requirement is for DCDPW and not a pre-condition to obtaining subdivision approval.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

REGULAR MEETING –

The regular meeting was opened at 7:25 P.M.

AMENIA HILLS – 19 LOT SUB-DIVISION, DEPOT HILL, AMENIA, NY

Michael Sirignano represented the Syms for the Amenia Hills Project. Gina Mignola wanted to know with the improved landscaping plan what would the enforcement of this be. Michael Hayes stated that this would be through the Building and Zoning Department. With the conservation easement and including the deed restrictions, this would be protected. The Bond could be held back until all requirements are met and the landscape consultant has looked over the project and approved. The C of O would not be issued until this was done.

Mr. Sirignano asked the Chairman to informally poll the Board since there were only 4 members present one no vote would defeat the preliminary approval. One Board member spoke up and stated they would vote no. Mr. Sirignano asked for an adjournment until the next meeting or a special meeting could be held. Mr. Hayes stated that Mr. Signato would have to consent to adjournment. He said he would consent to the adjournment and hold the time period.

ROSENDALE PUBLIC HEARING - Mr. Rosendale had no current map at the Public Hearing. The Board will need to revisit and vote to ratify, retract, or reject the prior approval.

MOTION TO APPROVE THE MINUTES OF MAY 4, 2006 WITH CORRECTIONS was made by Tony Robustelli, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES OF MAY 25, 2006 was made by Tony Robustelli, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

Kurt Horton, representing Robert Caners, and Mark Kent wish to convey $\frac{3}{4}$ of an acre to a neighbor Saber Ali-Abou-Eid. A Public Hearing will be set for July 13, 2006. The application fee has been paid and there is no escrow needed.

MOTION TO CLOSE THE MEETING was made by Eliot Soroka, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on June 1, 2006 and are not to be construed as the final official minutes until so approved.

_____X_____ Approved as read
_____ Approved with: deletions, corrections, and additions

